

6050 HOLLIS STREET, EMERYVILLE, CA 94608  
EMAIL: pbanta@bantadesign.com A Division of BETA, Inc.

TEL: 510.654.3255  
FAX: 510.654.3259

May 10, 2011

City of Alameda, Planning Department, Attn: Andrew Thomas  
2263 Santa Clara Avenue, Alameda, CA 94501

RE: Planning Application / Density Bonus Application for Alameda Boatworks

2229 Clement Avenue -2235 Clement Ave, APN's 71-289-5, 71-290-1

Submitted separately via e-mail: Project vicinity plan, 140 unit Base Project site plan, 242 original application site plan, 182 unit Density Bonus site plan, Floor plans for unit types: A2, B3, C, D1, E and for the multi-family bldg. w affordable unit floor plans. Elevations for all units and affordable bldg. above.

Dear Mr. Thomas,

The Alameda Boatworks project celebrates the concept of "smart growth" planning by creating a walkable community of homes and by addressing the need for more urban infill projects to help satisfy the housing demand of the area. In order to achieve the housing densities proposed by the project, the owner, Mr. Francis Collins, is invoking the provisions of the Density Bonus Ordinance as prescribed by California Government Code. Attached please find the project information and submittals requested by the City of Alameda for the project in regards to the Density Bonus Application including responses to requests for more information in your letter dated May 9, 2011.

The site is also the subject of an earlier application for a residential planned community of 242 units, based on the Density Bonus Ordinance (see 242 site plan). This application reflects a reduced density alternative that is the result of a settlement agreement between the applicant and the City of Alameda.

The City of Alameda's General Plan recognizes the need for housing on our site and our project uses the development policies set by the General Plan and the City's Municipal Code to establish the base density for this project. Mr. Collins, in this application, seeks and agrees to construct the development to contain thirteen (13) units for very low-income households and eight (8) units for moderate income households for a project of

Attachment 2  
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Planning Board Meeting

140 units. The project thus qualifies for a density bonus under California Government Code Section 65915. The project applicant requests that the bonus be awarded pursuant to Section 65915 (b) (1) (B), as calculated using the table in Section 65915 (g), granting a 30.0% density bonus to any development with 9% of the base number of units available to very-low-income households for a total of 182 units. As described below, the total number of units shown in the plans has been calculated by adding 30.0% more units than those which could be built using the base density without density bonus.

This project will provide twenty one affordable housing units in Alameda, on a site identified as suitable for very low, low- or moderate-income housing in the City's Housing Element. Twenty-One (21) dwelling units will be made available for very low- and moderate income households. The project thus falls under the protections of Government Code section 65589.5, which mandates protections for applications to develop housing for very low, low- or moderate income households.

The site for the project is within the City of Alameda's Business and Waterfront Improvement Project (BWIP) area. The inclusion of twenty one units for very low- and moderate income families also meets the requirements for inclusionary housing set under the City's inclusionary housing policy for the BWIP.

## **APPLICATION OF DENSITY BONUS PROVISIONS**

The project site area is approximately 415,568 square feet. Taking into account open space and public access requested by the City the proposed project is predicated upon a Base Project of 140 dwelling units (see 140 site plan). Alameda Boatworks proposes to provide 10% of the base number of units (13 out of 140 units) to very low income households. Per California Government Code Section 65915 (the Density Bonus Law), Alameda must grant the project a Density Bonus of 30.0%. To this Base is applied the Density Bonus factor of a 30% increase in units (see following affordable housing chart which demonstrates conformity with a level of affordable housing that permits the 30% add on). The Density Bonus factor adds 42 more units bringing the total to 182 units (one hundred eighty two) for the Boatworks Project.

<b>Base Units</b>	<b>140</b>	
Very Low	13	9.3%
Low	0	0%
Moderate	8	5.7%
<b>Affordable Rental Units</b>	<b>21</b>	<b>15%</b>
<b>Market Rate</b>	<b>119</b>	<b>85%</b>
<b>BASE TOTAL</b>	<b>140</b>	<b>100%</b>
Density Bonus		
<b>Density Bonus Units</b>	<b>42</b>	<b>30.00%</b>
<b>Project Total</b>	<b>182</b>	

### THREE WAIVERS

Pursuant to the provisions of the Density Bonus Law – Government Code 65915(e) the City of Alameda cannot apply any development standard that will have the effect of precluding the construction of the project at the densities proposed by Mr. Collins. Thus Mr. Collins is asking that the City of Alameda:

- 1) Waive or modify development standards, including Alameda Municipal Code Section 30 – Prohibition of Multi-family Housing, to allow for the construction of the housing project which includes a multi family building, as currently proposed.
- 2) Waive or modify parking standards to allow one car garages in the single family homes and a minimum of one parking space per unit in the multi-family structure.
- 3) Waive or modify the 2,000 (two thousand) square foot minimum parcel size development standard.

**Justification:** the project cannot physically accommodate the total number of units afforded by the density bonus law without the above waivers. The income-level breakdown of all affordable units is shown above. All affordable units shall be for rent.

**Incentive / Concessions:** In addition to granting the density bonus itself, under Section 65915 (d) (2) (B) the City must also grant this project two incentives or concessions, however no incentives or concessions are being applied for.

## **AFFORDABLE HOUSING**

**Size of units:** are as described in the plans separately provided plans.

**Terms and restrictions:** shall be as referenced in the Settlement Agreement.

**Phasing and development:** shall be as referenced in the Settlement Agreement.

**Marketing Plan:** shall be as referenced in the Settlement Agreement.

## **PROJECT DESIGN**

The neighborhood surrounding Alameda Boatworks includes buildings of many different types and styles. A mixture of metal storage buildings, large manufacturing facilities, maritime operations, commercial businesses, and general industrial type buildings border the site to provide a wide variety of design character to the area. There is a medium-density residential neighborhood immediately to the south of the site vicinity. Alameda Boatworks proposes to add a new neighborhood to the area with a cohesive design style consistent with the City of Alameda's Residential Design Guidelines. The project also aims to create a medium density, energy conserving, solar ready, urban infill development as part of a regional "green" solution to minimizing time in automobiles by placing high quality housing close to the civic and commercial amenities of existing urban centers. The project also provides a new landscaped area and publicly accessible walk along the Tidal Canal consistent with the policies of the San Francisco Bay Conservation and Development Commissions for waterfront housing projects.

## **CONCLUSION**

The Alameda Boatworks solar community provides an opportunity for Alameda to add highly desirable housing to the Northern Waterfront area consistent with the development policies of the City's General Plan and to move forward with the development of affordable housing in accordance with the City's Housing Element. Please review the attached documentation describing the proposed project and contact me should you have any questions. This application is submitted on behalf of the project landowner, Francis Collins. We look forward to working with you to help transform the existing industrial site into a 21<sup>st</sup> Century urban infill community based on Alameda's tradition of refined residential scale within a coherent neighborhood identity.

Sincerely, ***Philip Banta***

PHILIP BANTA & ASSOCIATES ARCHITECTURE  
6050 HOLLIS ST - EMERYVILLE CA 94608  
PH: 510-654-3255 FX: 510-654-3259  
e-mail: PBANTA@BANTADESIGN.COM  
[WWW.BANTADESIGN.COM](http://WWW.BANTADESIGN.COM)